

# CITY OF GAINESVILLE

## CITY FUNDING FOR AFFORDABLE HOUSING—EVALUATION CRITERIA

Applies to all projects (SF, MF, Owner Occupied, Rental, and Rental Rehabilitation).

Criteria	Max Points-Ownership	Max Points-Rental	Max Points-Rehab
<b>Affordability of Affordable Units.</b> More points for lower rents/sales price.	12	12	12
<b>Affordability Period of Affordable Units.</b> More points for a longer affordability period.	10	10	10
<b>Funding per Unit of Affordable Units.</b> More points for lower funding per affordable unit.	4	4	4
<b>Development Timeframes.</b> More points for faster completion given readiness to proceed (e.g., site control, appropriate zoning, etc.) and capacity of applicant.	15	15	10
<b>Location of the project.</b> More points for projects in locations that: further the City's goal of providing affordable housing in <u>all</u> areas of the City; are compatible with surrounding areas; and are near off-site amenities that meet the needs of the project's residents (e.g., employment, retail, recreation, healthcare, banks, transportation, education, and entertainment).	15	15	15
<b>Owner Occupancy of Affordable Units.</b> More points for structuring a greater number of affordable units to be owner occupied. Not applicable to rental projects.	10	0	0
<b>Resident income mix.</b> More points for a greater mix of incomes.	4	4	4
<b>On-site amenities.</b> More points for amenities that meet the needs of the project's residents (e.g., playground, recreational facilities, clubhouse, laundry facilities, storage facilities).	4	4	4
<b>Marketing and outreach to potential residents of Affordable Units.</b> More points for using local sources such as nonprofits and faith-based institutions to find tenants and/or homebuyers for the affordable units.	7	7	7
<b>Property management plan.</b> More points for property management experience, including maintenance and maintenance plan. Not applicable to home ownership projects.	0	5	5
<b>Developer experience building residential projects in Gainesville.</b> More points for more overall experience, including staff and subcontractors.	4	4	4
<b>Developer experience building <u>Affordable</u> residential projects in Gainesville.</b> More points for more overall experience, including staff and subcontractors.	8	8	8
<b>Overall feasibility of the project.</b> More points for greater feasibility.	7	7	7
<b>TOTAL</b>	100	95	90